160.0	0003	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,190,700 / 1,190,700
					USE VALUE:	1,190,700 / 1,190,700
					ASSESSED:	1,190,700 / 1,190,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREEN MARIE
Owner 2:	
Owner 3:	
Street 1:	102 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOSCH TALYA/MARY ELLEN -
Owner 2:	-
Street 1:	102 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,534 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 3294 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10534.000	675,300	200	515,200	1,190,700
Total Card	0.242	675,300	200	515,200	1,190,700
Total Parcel	0.242	675,300	200	515,200	1,190,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.48 | /Parcel: 361.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106940
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	675,200	200	10,534.	515,200	1,190,600	1,190,600	Year End Roll	12/18/2019
2019	101	FV	462,800	300	10,534.	515,200	978,300	978,300	Year End Roll	1/3/2019
2018	101	FV	510,500	0	10,534.	456,300	966,800	966,800	Year End Roll	12/20/2017
2017	101	FV	510,500	0	10,534.	382,700	893,200	893,200	Year End Roll	1/3/2017
2016	101	FV	510,500	0	10,534.	382,700	893,200	893,200	Year End	1/4/2016
2015	101	FV	474,200	0	10,534.	331,200	805,400	805,400	Year End Roll	12/11/2014
2014	101	FV	474,200	0	10,534.	320,200	794,400	794,400	Year End Roll	12/16/2013
2013	101	FV	474,200	0	10,534.	304,700	778,900	778,900		12/13/2012

!12536!

PRINT

Date	Time
12/11/20	02:37:03

LAST REV

Date	Time
11/14/19	10:23:05
danam	
12536	

USER DEFINED

Prior Id # 1:	106940
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOSCH TALYA/MAR	71365-63	1	7/24/2018		1,275,000	No	No		
EWART THOMAS &	49650-525		6/22/2007		730,000	No	No		
	12956-233		4/5/1976		35,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	976	New Wind	9,008	C				
9/20/2018	1368	Redo Bat	13,900	C				
3/9/2016	251	Redo Kit	7,500					
3/17/2008	245	Dormers	110,390	C		G10	GR FY10	stairs 2nd flr to
2/10/2003	88	New Wind	3,038					

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	Meas/Inspect	HS	Hanne S
12/3/2008	MLS	MM	Mary M
10/24/2008	Meas/Inspect	189	PATRIOT
8/8/2007	MLS	HC	Helen Chinal
7/13/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10534		Sq. Ft.	Site		0	70.	0.70	8									515,215						515,200	

Total AC/HA: 0.24183 | Total SF/SM: 10534 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 515,215 | Spl Credit | Total: 515,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.96876132
Const Adj.:	1.01858842
Adj $ / SQ:	128.280
Other Features:	104000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	707837
Depreciation:	32560
Depreciated Total:	675276

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

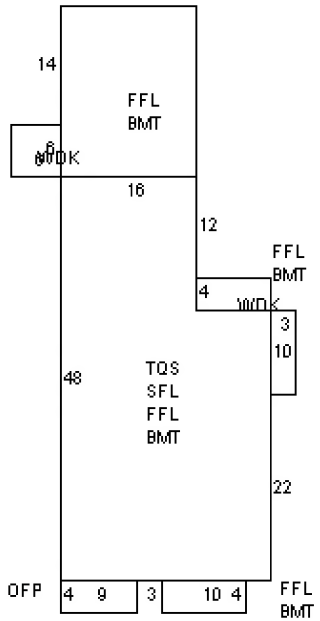
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.22
Special Features:	0	Val/Su Net:	139.29
Final Total:	675300	Val/Su SzAd	205.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,446	38.480	55,648
FFL	First Floor	1,446	128.280	185,493
SFL	Second Floor	1,056	128.280	135,464
TQS	3/4 Story	792	128.280	101,598
WDK	Deck	72	16.300	1,173
OFP	Open Porch	36	44.820	1,613

Net Sketched Area:	4,848			Total:	480,989
Size Ad	3294	Gross Are	5112	FinArea	3294

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	4X12	A	AV	2000	6.00	T	15.2	101			200			200
2	Frame Shed	D	Y	1	5X7	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200